

DISTRICT I ADVISORY BOARD AGENDA

January 4, 2017, 6:30 p.m.

Atwater Neighborhood Resource Center
2755 E. 19th St. N., Wichita, KS 67214

ORDER OF BUSINESS

Call to Order

Approval of agenda for January 4, 2017

Approval of minutes for December 5, 2016

Public Agenda

Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

No Items

2. Off Agenda Items

Individuals present that did not request to speak prior to the meeting may speak at this time.

Staff Reports

3. Fire Report

Fire Department will provide information on activity in the District I community.

Recommended Action: Receive and file

4. Police Report

Police Department will provide information on activity in the District I community.

Recommended Action: Receive and file

5. Library Report

Library staff will provide information on activity in the District I community.

Recommended Action: Receive and file

6. Park & Recreation Report

Park & Recreation staff will provide information on activity in the District I community.

Recommended Action: Receive and file

New Business

7. Public Works and Utility Department

Don Henry will present this information. Results of the Stormwater Utility's Cost of Service Analysis, identified revenue requirements, and resulting service levels. Staff will soon be presenting ordinance revisions to Council that will establish two things: 1) a base rate for all stormwater customers; and 2) establish a new method for calculating residential stormwater bills.

8. CON2016-00047 LC Limited Commercial (GO) subject to Protective Overlay PO #134

Dale Miller, Metropolitan Area Planning Department, will present this request. The applicant is requesting an amendment to Protective Overlay #134 ("PO" #134) on the undeveloped LC Limited Commercial ("LC") zoned property located on the southeast corner of East Central Avenue and North Vassar Avenue. Provision B. of PO #134 states that:

- B. Even though the property is zoned LC, the property would be restricted to uses permitted by right in the Neighborhood Retail (“NR”) district as follows: single-family; duplex; multi-family; accessory apartment; assisted living; church; day care, limited and general; library; utility, minor; automated teller machine; bed and breakfast inn; medical service; office, general; parking area, commercial; agriculture; personal care service; personal improvement service and a restaurant that exceeds 2,000 square feet. No sound amplification systems for projecting music or human voice shall be permitted on the property. No menu or order boards are permitted. Drive-through service is permitted but is restricted to a pick-up window only.

The applicant proposes to allow a sound amplification systems for projecting the human voice and an outdoor menu board, which is prohibited in PO #134, thus the proposed amendment. The result of the proposed amendment would be a drive-through restaurant. The applicant’s elevation shows the restaurant as being one of several tenants of a commercial strip building.

RECOMMENDATION: There has been no change to the development pattern in the area located east of the Hillside – Central Avenues intersection since the 2012 zoning case, ZON2012-00014. The proposed amendment disrupts that development pattern by proposing a more intense commercial use into an established and well maintained single-family residential neighborhoods.

Based upon information available prior to the public hearings, planning staff recommends that the request for the amendment that would allow a restaurant with an order board and a sound amplification system for projecting the human voice allowing drive through service be DENIED based on 5 findings.

However, if the MAPC finds the proposed amendment to allow a sound amplification systems for projecting the human voice and an outdoor menu board for a drive-through restaurant appropriate they must provide findings to support the amendment.

9. ZON2016-60 SF-5 Single-Family Residential (SF-5) to MF-18 Multi-Family Residential (MF-18)

Dale Miller, Metropolitan Area Planning Department, will present this request. The applicant requests MF-18 Multi-Family zoning on 13.82 acres (28 lots and reserves) platted as Falcon Falls East Addition to allow additional housing options with the subdivision. The lots meet the Unified Zoning Code (UZC) minimum lot dimensions and size for MF-18 zoning. Generally located east of North Hillside Avenue approximately one-half mile north of 45th Street North.

The site and the surrounding neighborhood are zoned SF-5 Single-Family Residential and SF-20 Single-Family residential. Normandy Park Addition, south of the subject site, has six, two acre lots with only two lots that are developed. East of the site is unplatted acreage that is located in the county. West of the subject site, across Hillside, is Falcon Falls 3rd Addition, which is currently undeveloped. North of the site is Falcon Falls Addition, Falcon Falls 2nd Addition, and Falcon Falls East Addition. Less than one-quarter mile south of the subject site on the west side of Hillside is Falcon Falls 6th Addition, which is a 43 lot two-family subdivision under construction.

USD 259 Wichita Heights High School is located at the southwest corner of East 53rd Street North and North Hillside Avenue. Wichita Heights has approximately 1,150 students and 150 faculty and staff.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

10. ZON2016-61 SF-5 Single-Family Residential (SF-5) to NR Neighborhood Retail (NR)

Dale Miller, Metropolitan Area Planning Department, will present this request. The applicant requests NR Neighborhood Retail zoning on 2.74 acres, a portion of Reserve B, platted as Falcon Falls East Addition to allow local commercial development. The site and the surrounding neighborhood are zoned SF-5 Single-family Residential and LC Limited Commercial. South and east of the subject site are SF-5 zoned, undeveloped Falcon

Falls East Subdivision lots. West of the subject site across Hillside, is Falcon Falls Addition, which is currently developed with single-family residences. North of the site is SF-20 Single-Family Residential and LC developed with a single family residence associated with a nonconforming business use located in the county. All four corners of East 53rd Street and North Hillside are zoned LC USD 259 Wichita Heights High School is located at the southwest corner of East 53rd Street North and North Hillside Avenue. Wichita Heights has approximately 1,150 students and 150 faculty and staff.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

Board Agenda

11. Updates, Issues and Reports

Opportunity is provided for the Council Member and the District Advisory Board members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Receive and file

The next DAB I meeting will be held at 6:30 p.m., February 6, 2017, at the Atwater Neighborhood Resource Center, 2755 E. 19th St. N., Wichita, KS 67214.

Adjourn